HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: July 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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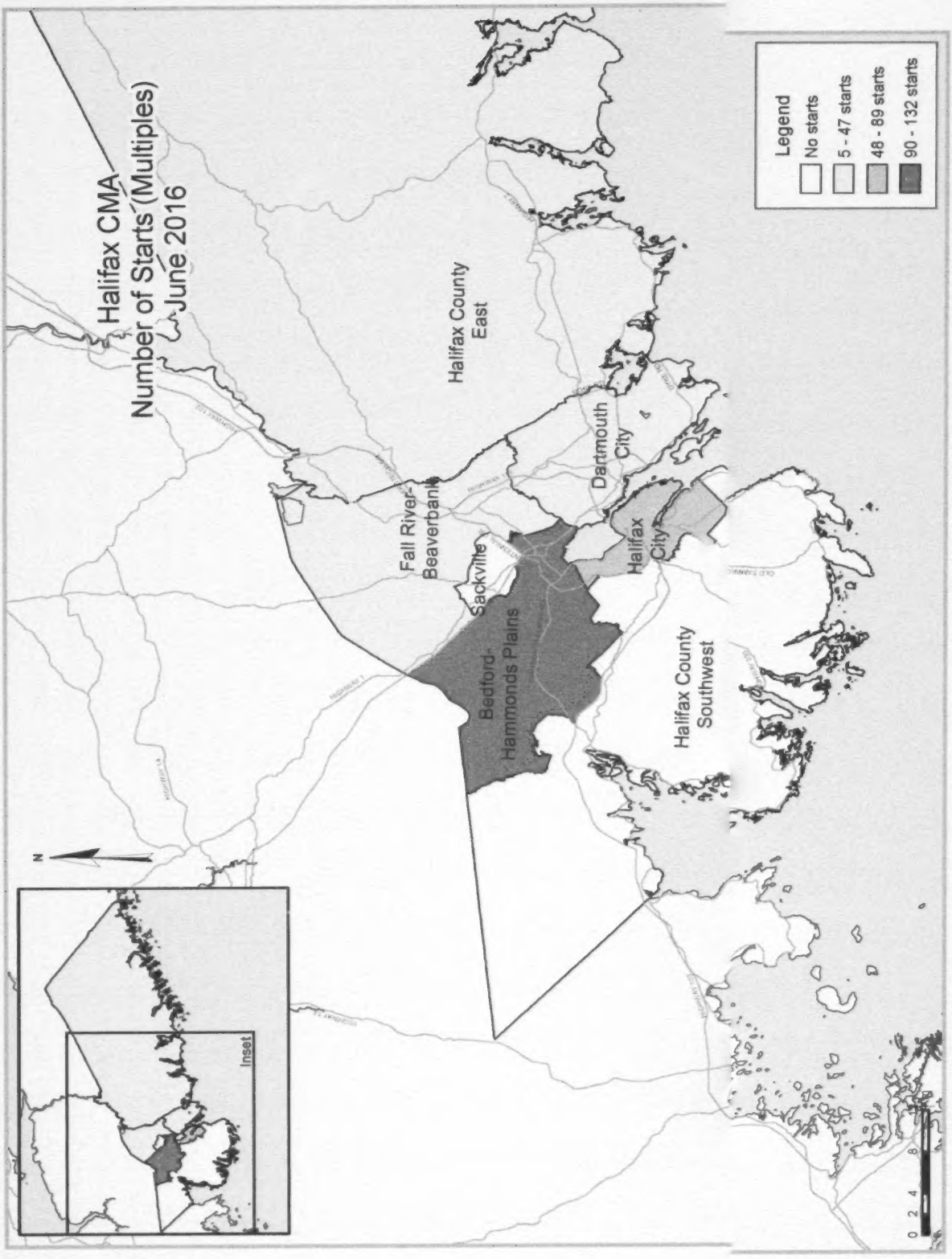
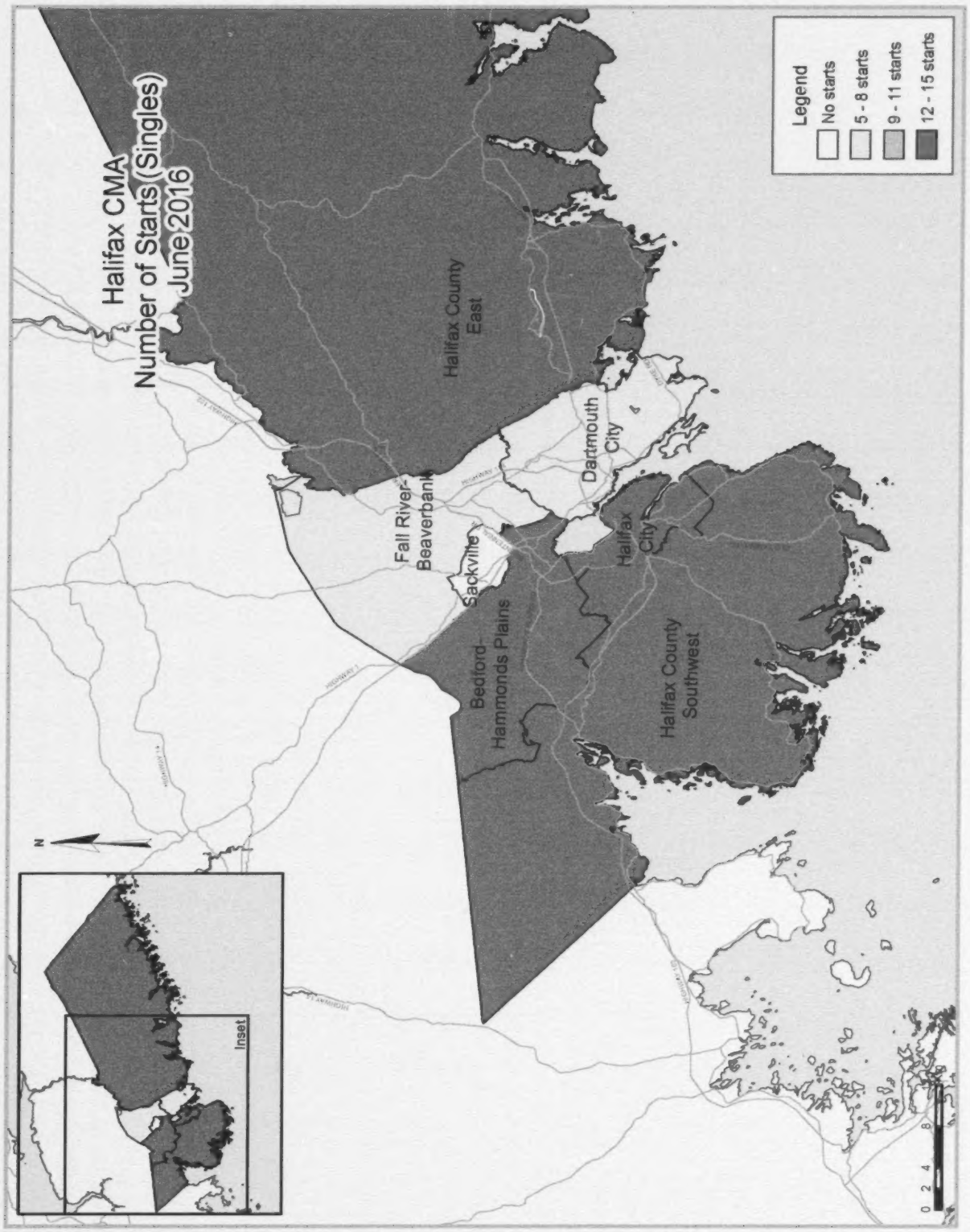
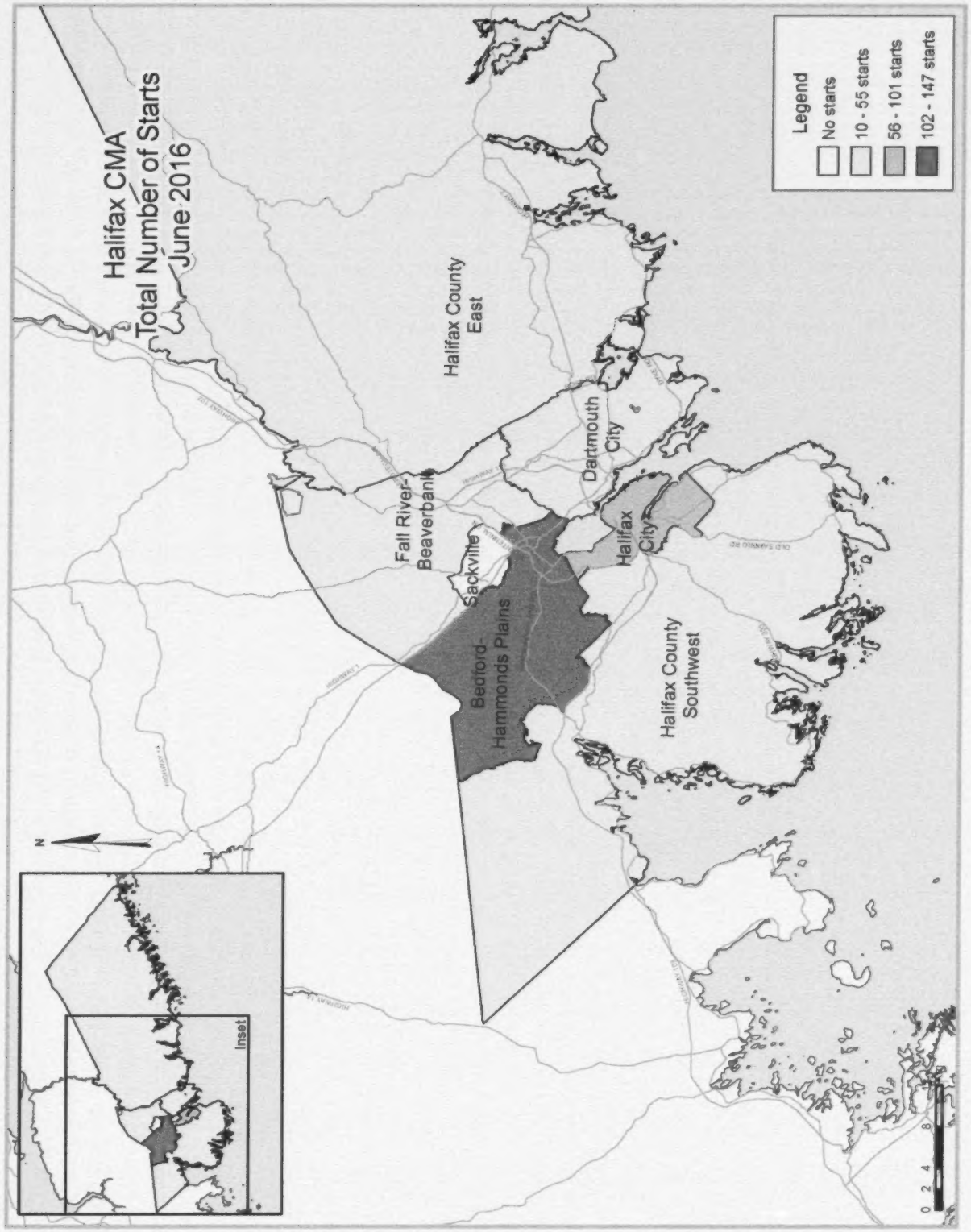
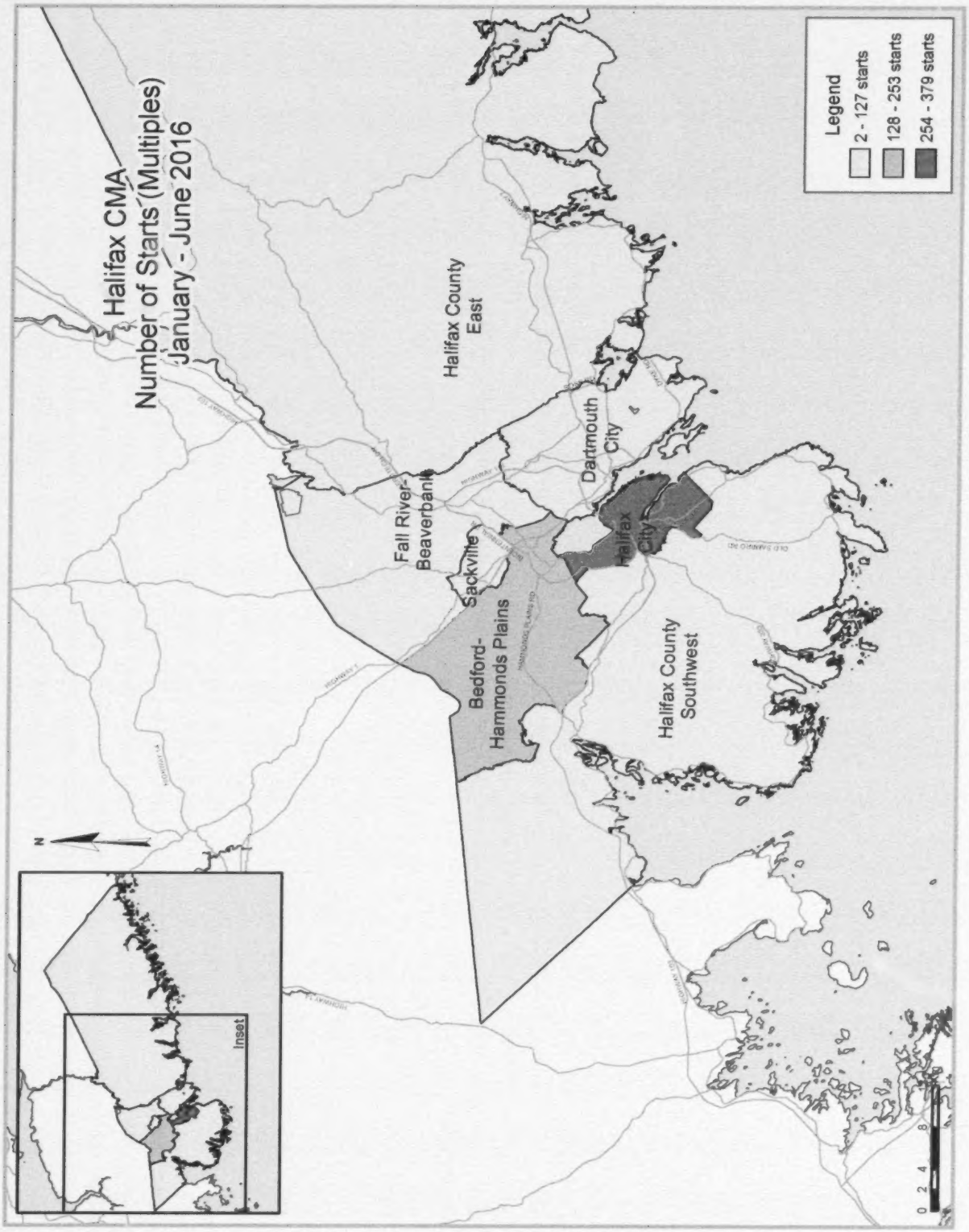
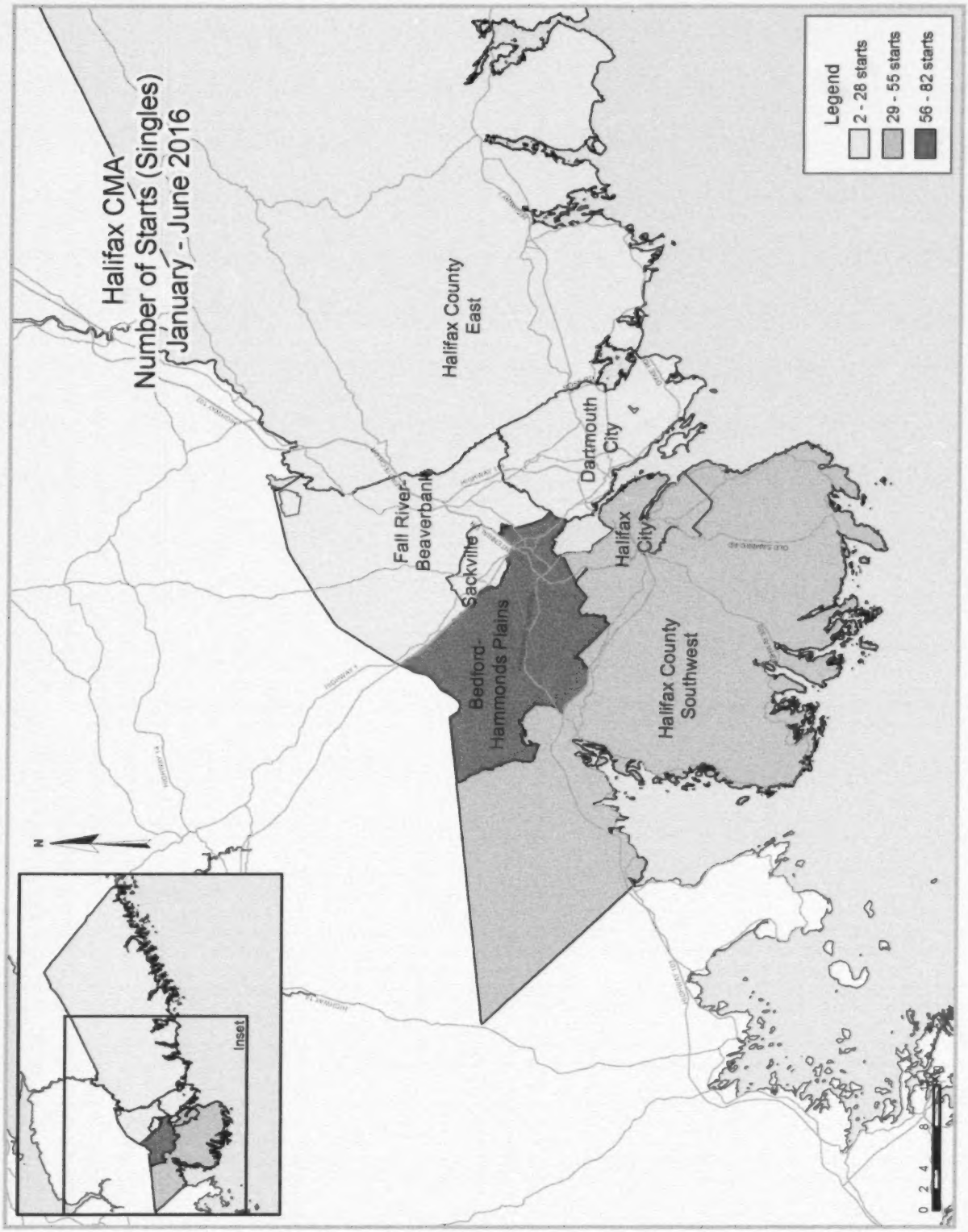
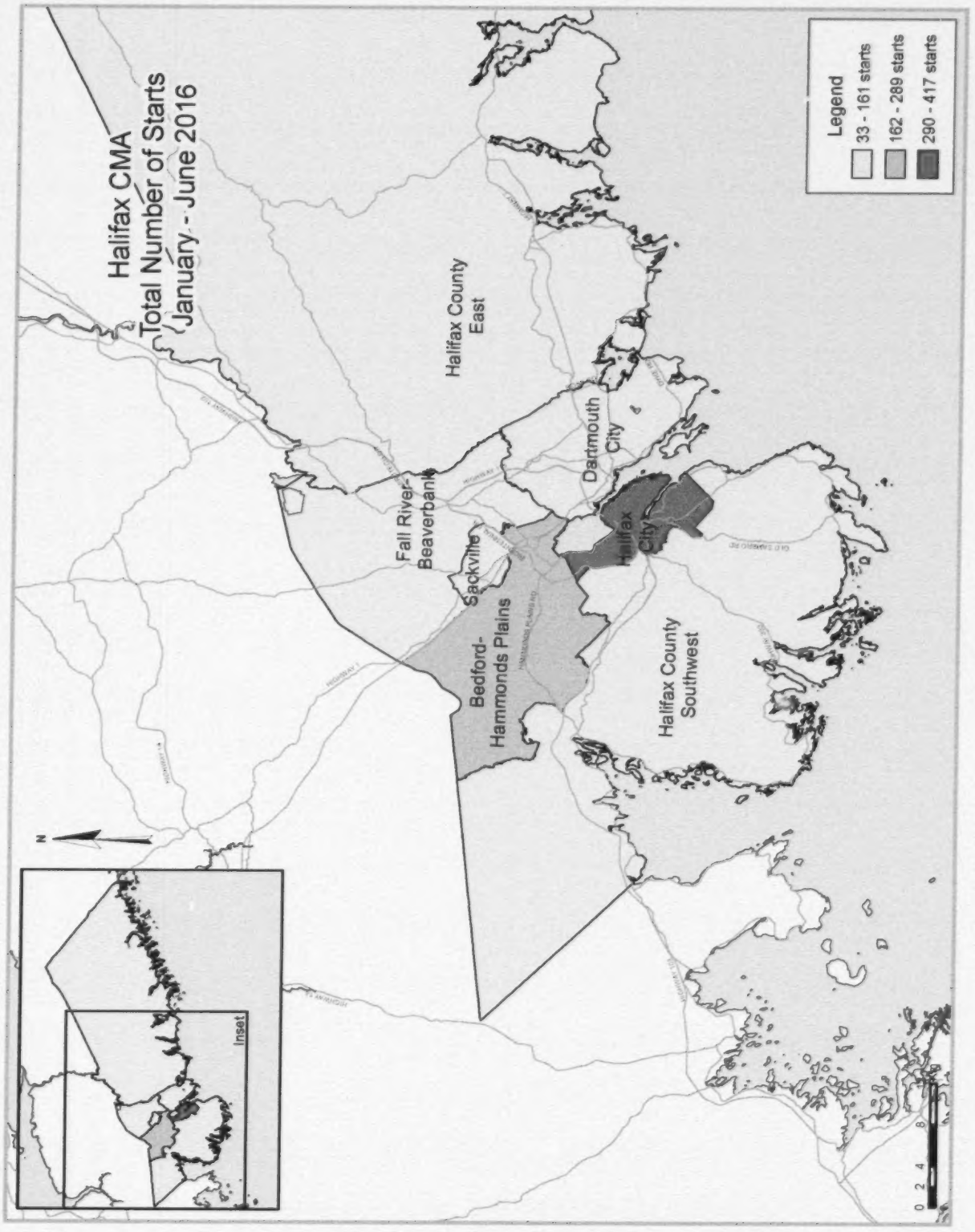

Halifax CMA
Number of Starts (Multiples)
June 2016
Legend
No starts
5 - 47 starts
48 - 89 starts
90 - 132 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
June 2016
Legend
No starts
5 - 8 starts
9 - 11 starts
12 - 15 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
June 2016
Legend
No starts
10 - 55 starts
56 - 101 starts
102 - 147 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - June 2016
Legend
2 - 127 starts
128 - 253 starts
254 - 379 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - June 2016
Legend
2 - 28 starts
29 - 55 starts
56 - 82 starts
Halifax County East
Dartmouth City
Halifax City
Fall River Beaverbank
Sackville
Bedford Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - June 2016
Legend
33 - 161 starts
162 - 289 starts
290 - 417 starts
Halifax County East
Dartmouth City
Halifax City
Fall River Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Halifax CMA[1]	May 2016	June 2016
Trend[2]	1,500	1,924
SAAR	2,859	3,265
	June 2015	June 2016
Actual		
June - Single-Detached	35	66
June - Multiples	529	219
June - Total	564	285
January to June - Single-Detached	157	230
January to June - Multiples	1,217	709
January to June - Total	1,374	939

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	60	6	10	1	0	0	13	195	285
June 2015	34	8	0	0	0	0	5	462	564
% Change	76.5	-25.0	n/a	n/a	n/a	n/a	160.0	-57.8	-49.5
Year-to-date 2016	209	24	51	1	0	49	43	562	939
Year-to-date 2015	149	22	34	3	2	112	21	976	1,374
% Change	40.3	9.1	50.0	-66.7	-100.0	-56.3	104.8	-42.4	-31.7
UNDER CONSTRUCTION									
June 2016	287	46	105	1	0	498	44	2,704	3,709
June 2015	255	50	102	3	2	350	17	2,189	3,067
% Change	12.5	-8.0	2.9	-66.7	-100.0	42.3	158.8	23.5	20.9
COMPLETIONS									
June 2016	52	12	6	0	0	56	12	1	139
June 2015	52	10	19	0	0	0	5	0	86
% Change	0.0	20.0	-68.4	n/a	n/a	n/a	140.0	n/a	61.6
Year-to-date 2016	221	44	49	0	0	56	38	345	753
Year-to-date 2015	230	26	72	0	0	0	40	543	911
% Change	-3.9	69.2	-31.9	n/a	n/a	n/a	-5.0	-36.5	-17.3
COMPLETED & NOT ABSORBED									
June 2016	71	8	27	0	0	102	n/a	n/a	208
June 2015	83	17	37	0	3	39	n/a	n/a	179
% Change	-14.5	-52.9	-27.0	n/a	-100.0	161.5	n/a	n/a	16.2
ABSORBED									
June 2016	59	12	3	0	0	7	n/a	n/a	81
June 2015	48	11	18	0	0	4	n/a	n/a	81
% Change	22.9	9.1	-83.3	n/a	n/a	75.0	n/a	n/a	0.0
Year-to-date 2016	229	46	48	1	3	7	n/a	n/a	334
Year-to-date 2015	229	30	57	0	0	12	n/a	n/a	328
% Change	0.0	53.3	-15.8	n/a	n/a	-41.7	n/a	n/a	1.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
June 2016	13	0	4	0	0	0	2	63	82
June 2015	5	0	0	0	0	0	0	227	232
Dartmouth City									
June 2016	5	2	3	0	0	0	0	0	10
June 2015	4	2	0	0	0	0	1	114	121
Bedford-Hammonds Plains									
June 2016	12	0	0	0	0	0	3	132	147
June 2015	4	0	0	0	0	0	0	55	59
Sackville									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	2	0	0	0	0	0	0	66	123
Fall River - Beaverbank									
June 2016	6	2	0	0	0	0	8	0	16
June 2015	4	6	0	0	0	0	4	0	14
Halifax County East									
June 2016	12	2	3	0	0	0	0	0	17
June 2015	8	0	0	0	0	0	0	0	8
Halifax County Southwest									
June 2016	12	0	0	1	0	0	0	0	13
June 2015	7	0	0	0	0	0	0	0	7
Halifax CMA									
June 2016	60	6	10	1	0	0	13	195	285
June 2015	34	8	0	0	0	0	5	462	564

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
June 2016	57	20	26	0	0	427	11	1,654	2,195
June 2015	33	16	40	0	0	240	0	1,452	1,781
Dartmouth City									
June 2016	32	4	23	0	0	71	1	282	425
June 2015	29	8	6	0	0	110	1	347	533
Bedford-Hammonds Plains									
June 2016	86	2	35	0	0	0	16	551	690
June 2015	33	4	10	0	0	0	4	130	181
Sackville									
June 2016	6	4	13	0	0	0	2	136	161
June 2015	46	0	30	0	0	0	0	116	247
Fall River - Beaverbank									
June 2016	29	8	0	0	0	0	14	1	52
June 2015	34	14	0	0	0	0	12	64	124
Halifax County East									
June 2016	29	4	3	0	0	0	0	0	48
June 2015	37	4	0	3	2	0	0	0	58
Halifax County Southwest									
June 2016	48	4	5	1	0	0	0	80	138
June 2015	43	4	16	0	0	0	0	80	143
Halifax CMA									
June 2016	287	46	105	1	0	498	44	2,704	3,709
June 2015	255	50	102	3	2	350	17	2,189	3,067

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
June 2016	3	0	0	0	0	56	2	0	61
June 2015	8	2	10	0	0	0	0	0	20
Dartmouth City									
June 2016	6	6	6	0	0	0	0	0	18
June 2015	1	2	0	0	0	0	1	0	4
Bedford-Hammonds Plains									
June 2016	11	0	0	0	0	0	4	0	15
June 2015	3	0	0	0	0	0	0	0	3
Sackville									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	4	0	0	0	0	0	0	0	4
Fall River - Beaverbank									
June 2016	3	2	0	0	0	0	5	1	11
June 2015	12	6	5	0	0	0	4	0	27
Halifax County East									
June 2016	18	2	0	0	0	0	0	0	20
June 2015	14	0	0	0	0	0	0	0	14
Halifax County Southwest									
June 2016	10	2	0	0	0	0	1	0	13
June 2015	10	0	4	0	0	0	0	0	14
Halifax CMA									
June 2016	52	12	6	0	0	56	12	1	139
June 2015	52	10	19	0	0	0	5	0	86

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
June 2016	11	4	12	0	0	100	n/a	n/a	127
June 2015	15	6	17	0	0	0	n/a	n/a	38
Dartmouth City									
June 2016	6	1	8	0	0	0	n/a	n/a	15
June 2015	14	1	5	0	0	0	n/a	n/a	20
Bedford-Hammonds Plains									
June 2016	16	0	1	0	0	0	n/a	n/a	17
June 2015	14	1	7	0	0	0	n/a	n/a	22
Sackville									
June 2016	5	0	2	0	0	2	n/a	n/a	9
June 2015	10	3	5	0	0	39	n/a	n/a	57
Fall River - Beaverbank									
June 2016	17	3	0	0	0	0	n/a	n/a	20
June 2015	15	6	3	0	0	0	n/a	n/a	24
Halifax County East									
June 2016	8	0	0	0	0	0	n/a	n/a	8
June 2015	10	0	0	0	0	0	n/a	n/a	10
Halifax County Southwest									
June 2016	8	0	4	0	0	0	n/a	n/a	12
June 2015	5	0	0	0	3	0	n/a	n/a	8
Halifax CMA									
June 2016	71	8	27	0	0	102	n/a	n/a	208
June 2015	83	17	37	0	3	39	n/a	n/a	179

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
June 2016	4	0	3	0	0	7	n/a	n/a	14
June 2015	5	3	8	0	0	0	n/a	n/a	16
Dartmouth City									
June 2016	9	5	0	0	0	0	n/a	n/a	14
June 2015	1	2	2	0	0	0	n/a	n/a	5
Bedford-Hammonds Plains									
June 2016	14	0	0	0	0	0	n/a	n/a	14
June 2015	2	0	1	0	0	0	n/a	n/a	3
Sackville									
June 2016	2	1	0	0	0	0	n/a	n/a	3
June 2015	5	0	0	0	0	4	n/a	n/a	9
Fall River - Beaverbank									
June 2016	2	2	0	0	0	0	n/a	n/a	4
June 2015	12	6	3	0	0	0	n/a	n/a	21
Halifax County East									
June 2016	19	2	0	0	0	0	n/a	n/a	21
June 2015	14	0	0	0	0	0	n/a	n/a	14
Halifax County Southwest									
June 2016	9	2	0	0	0	0	n/a	n/a	11
June 2015	9	0	4	0	0	0	n/a	n/a	13
Halifax CMA									
June 2016	59	12	3	0	0	7	n/a	n/a	81
June 2015	48	11	18	0	0	4	n/a	n/a	81

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CM

2006 to 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Halifax City	15	5	0	0	4	0	63	227	82	232	-64.7
Dartmouth City	5	5	2	2	3	0	0	114	10	121	-91.7
Bedford-Hammonds Plains	15	4	0	0	0	0	132	55	147	59	149.2
Sackville	0	2	0	0	0	0	0	121	0	123	-100.0
Fall River - Beaverbank	6	4	2	6	8	4	0	0	16	14	14.3
Halifax County East	12	8	2	0	3	0	0	0	17	8	112.5
Halifax County Southwest	13	7	0	0	0	0	0	0	13	7	85.7
Halifax CMA	66	35	6	8	18	4	195	517	285	564	-49.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	38	14	10	8	15	10	354	853	417	885	-52.9
Dartmouth City	19	10	2	2	23	6	60	114	104	132	-21.2
Bedford-Hammonds Plains	82	15	2	2	17	0	132	55	233	72	**
Sackville	2	34	2	0	4	18	64	121	72	173	-58.4
Fall River - Beaverbank	22	32	4	6	12	16	1	0	39	54	-27.8
Halifax County East	28	20	2	4	3	0	0	0	33	24	37.5
Halifax County Southwest	39	32	2	2	0	0	0	0	41	34	20.6
Halifax CMA	230	157	24	24	74	50	611	1,143	939	1,374	-31.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Halifax City	4	0	0	0	0	0	63	227
Dartmouth City	3	0	0	0	0	0	0	114
Bedford-Hammonds Plains	0	0	0	0	0	0	132	55
Sackville	0	0	0	0	0	0	0	66
Fall River - Beaverbank	0	0	8	4	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	10	0	8	4	0	0	195	462

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	8	10	7	0	49	112	305	741
Dartmouth City	23	6	0	0	0	0	60	114
Bedford-Hammonds Plains	13	0	4	0	0	0	132	55
Sackville	4	18	0	0	0	0	64	66
Fall River - Beaverbank	0	0	12	16	0	0	1	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	51	34	23	16	49	112	562	976

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Halifax City	17	5	0	0	65	227	82	232
Dartmouth City	10	6	0	0	0	115	10	121
Bedford-Hammonds Plains	12	4	0	0	135	55	147	59
Sackville	0	2	0	0	0	66	0	123
Fall River - Beaverbank	8	10	0	0	8	4	16	14
Halifax County East	17	8	0	0	0	0	17	8
Halifax County Southwest	12	7	1	0	0	0	13	7
Halifax CMA	76	42	1	0	208	467	285	564

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	54	32	49	112	314	741	417	885
Dartmouth City	42	16	0	0	62	116	104	132
Bedford-Hammonds Plains	86	17	0	0	147	55	233	72
Sackville	6	52	0	0	66	66	72	173
Fall River - Beaverbank	24	37	0	0	15	17	39	54
Halifax County East	32	18	0	5	1	1	33	24
Halifax County Southwest	40	33	1	0	0	1	41	34
Halifax CMA	284	205	50	117	605	997	939	1,374

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Halifax City	5	8	0	2	0	10	56	0	61	20	**
Dartmouth City	6	2	6	2	6	0	0	0	18	4	**
Bedford-Hammonds Plains	15	3	0	0	0	0	0	0	15	3	**
Sackville	1	4	0	0	0	0	0	0	1	4	-75.0
Fall River - Beaverbank	3	12	2	6	5	9	1	0	11	27	-59.3
Halifax County East	18	14	2	0	0	0	0	0	20	14	42.9
Halifax County Southwest	11	10	2	0	0	4	0	0	13	14	-7.1
Halifax CMA	59	53	12	10	11	23	57	0	139	86	61.6

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	21	21	10	12	23	55	296	366	350	454	-22.9
Dartmouth City	21	18	10	2	6	4	51	0	88	24	**
Bedford-Hammonds Plains	43	16	6	4	0	20	50	0	99	40	147.5
Sackville	11	25	0	0	20	0	0	175	31	200	-84.5
Fall River - Beaverbank	35	41	10	8	21	25	3	1	69	75	-8.0
Halifax County East	55	56	6	0	0	0	1	0	62	56	10.7
Halifax County Southwest	52	57	2	0	0	4	0	1	54	62	-12.9
Halifax CMA	238	234	44	26	70	108	401	543	753	911	-17.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Halifax City	0	10	0	0	56	0	0	0
Dartmouth City	6	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	5	5	4	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	4	0	0	0	0	0	0
Halifax CMA	6	19	5	4	56	0	1	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	23	39	0	16	56	0	240	366
Dartmouth City	6	4	0	0	0	0	51	0
Bedford-Hammonds Plains	0	16	0	4	0	0	50	0
Sackville	20	0	0	0	0	0	0	175
Fall River - Beaverbank	0	9	21	16	0	0	3	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	4	0	0	0	0	0	1
Halifax CMA	49	72	21	36	56	0	345	543

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Halifax City	3	20	56	0	2	0	61	20
Dartmouth City	18	3	0	0	0	1	18	4
Bedford-Hammonds Plains	11	3	0	0	4	0	15	3
Sackville	1	4	0	0	0	0	1	4
Fall River - Beaverbank	5	23	0	0	6	4	11	27
Halifax County East	20	14	0	0	0	0	20	14
Halifax County Southwest	12	14	0	0	1	0	13	14
Halifax CMA	70	81	56	0	13	5	139	86

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	52	72	56	0	242	382	350	454
Dartmouth City	33	23	0	0	55	1	88	24
Bedford-Hammonds Plains	41	36	0	0	58	4	99	40
Sackville	30	25	0	0	1	175	31	200
Fall River - Beaverbank	45	57	0	0	24	18	69	75
Halifax County East	60	55	0	0	2	1	62	56
Halifax County Southwest	53	60	0	0	1	2	54	62
Halifax CMA	314	328	56	0	383	583	753	911

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
June 2016	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
June 2015	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	-	-
Year-to-date 2016	0	0.0	4	18.2	3	13.6	7	31.8	8	36.4	22	-	-
Year-to-date 2015	5	22.7	5	22.7	2	9.1	4	18.2	6	27.3	22	-	-
Dartmouth City													
June 2016	2	22.2	3	33.3	1	11.1	1	11.1	2	22.2	9	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	4	20.0	7	35.0	3	15.0	2	10.0	4	20.0	20	-	-
Year-to-date 2015	7	43.8	1	6.3	3	18.8	3	18.8	2	12.5	16	-	-
Bedford-Hammonds Plains													
June 2016	0	0.0	1	7.1	5	35.7	6	42.9	2	14.3	14	-	521,480
June 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	7	19.4	8	22.2	14	38.9	7	19.4	36	-	506,374
Year-to-date 2015	1	6.3	1	6.3	5	31.3	5	31.3	4	25.0	16	-	-
Sackville													
June 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
June 2015	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	6	40.0	0	0.0	8	53.3	1	6.7	15	-	502,950
Year-to-date 2015	2	9.5	8	38.1	4	19.0	7	33.3	0	0.0	21	-	-
Fall River - Beaverbank													
June 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
June 2015	0	0.0	5	41.7	2	16.7	2	16.7	3	25.0	12	-	388,550
Year-to-date 2016	4	12.9	10	32.3	4	12.9	4	12.9	9	29.0	31	-	425,400
Year-to-date 2015	6	12.5	14	29.2	8	16.7	11	22.9	9	18.8	48	-	441,827
Halifax County East													
June 2016	8	42.1	4	21.1	1	5.3	3	15.8	3	15.8	19	-	262,930
June 2015	6	42.9	5	35.7	1	7.1	2	14.3	0	0.0	14	-	342,975
Year-to-date 2016	25	44.6	16	28.6	4	7.1	6	10.7	5	8.9	56	-	276,289
Year-to-date 2015	28	54.9	14	27.5	1	2.0	7	13.7	1	2.0	51	-	288,613
Halifax County Southwest													
June 2016	1	11.1	2	22.2	0	0.0	2	22.2	4	44.4	9	-	-
June 2015	0	0.0	3	33.3	2	22.2	1	11.1	3	33.3	9	-	442,750
Year-to-date 2016	8	16.0	17	34.0	6	12.0	8	16.0	11	22.0	50	-	455,432
Year-to-date 2015	7	12.7	17	30.9	8	14.5	11	20.0	12	21.8	55	-	442,750
Halifax CMA													
June 2016	11	18.6	13	22.0	8	13.6	14	23.7	13	22.0	59	430,000	530,539
June 2015	7	14.6	18	37.5	7	14.6	6	12.5	10	20.8	48	-	464,351
Year-to-date 2016	41	17.8	67	29.1	28	12.2	49	21.3	45	19.6	230	430,000	464,170
Year-to-date 2015	56	24.5	60	26.2	31	13.5	48	21.0	34	14.8	229	400,000	433,820

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	521,480	-	n/a	506,374	-	n/a
Sackville	-	-	n/a	502,950	-	n/a
Fall River - Beaverbank	-	388,550	n/a	425,400	441,827	-3.7
Halifax County East	262,930	342,975	-23.3	276,289	288,613	-4.3
Halifax County Southwest	-	442,750	n/a	455,432	442,750	2.9
Halifax CMA	530,539	464,351	14.3	464,170	433,820	7.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	June 2016				June 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	149	350,089	85	914	104	342,186	96	1040	43.3	2.3	-11.5	-12.1
Dartmouth City	156	243,503	59	803	141	240,565	83	850	10.6	1.2	-28.9	-5.5
Bedford-Hammonds Plains	72	379,662	111	599	78	384,047	113	684	-7.7	-1.1	-1.8	-12.4
Sackville	41	202,476	71	296	27	226,619	89	305	51.9	-10.7	-20.2	-3.0
Halifax County Southwest	33	304,824	80	451	27	270,994	113	512	22.2	12.5	-29.2	-11.9
Halifax County East	34	229,959	101	343	24	228,041	187	385	41.7	0.8	-46.0	-10.9
Outside Halifax-Dartmouth Board	34	206,629	85	288	24	204,014	146	327	41.7	1.3	-41.8	-11.9
Fall River-Beaver Bank	43	309,889	56	384	28	284,938	130	439	53.6	8.8	-56.9	-12.5
Halifax CMA	562	291,842	79	4078	453	289,726	113	4542	24.1	0.7	-30.1	-10.2

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	705	336,053	98		604	346,380	116		16.7	-3.0	-15.5	
Dartmouth City	678	243,648	78		706	242,515	91		-4.0	0.5	-14.3	
Bedford-Hammonds Plains	361	371,724	115		327	366,677	174		10.4	1.4	-33.9	
Sackville	229	198,205	94		189	211,969	112		21.2	-6.5	-16.1	
Halifax County Southwest	220	276,134	92		193	264,461	112		14.0	4.4	-17.9	
Halifax County East	145	211,729	110		135	204,386	144		7.4	3.6	-23.6	
Outside Halifax-Dartmouth Board	164	200,599	106		140	195,709	168		17.1	2.5	-36.9	
Fall River-Beaver Bank	189	303,311	81		187	292,860	118		1.1	3.6	-31.4	
Halifax CMA	2,691	283,674	95	34%	2,481	282,774	116	35%	8.5	0.3	-18.1	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64			228	5.6	68.5	881
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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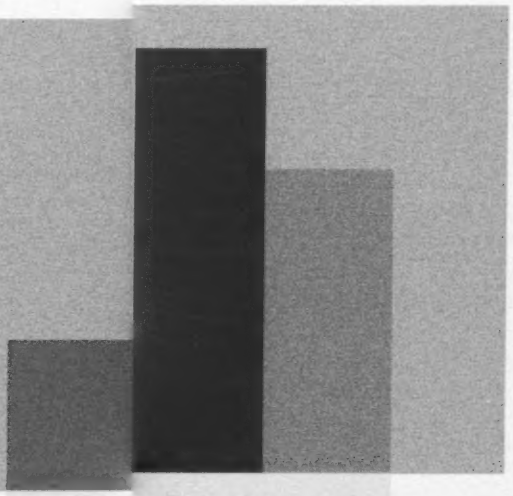

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